

Key: 4065

Town of CHATHAM - Fiscal Year 2024

9/7/2023 9:38 am SEQ #: 4.458

LEGAL LAND

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| MACDONALD CAROLYN A<br>68 MT VERNON ST<br>BOSTON, MA 02108 |  |  |  | 16J-7B-WA2 |    |            |              | 48 SCATTEREE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| MACDONALD CAROLYN A<br>WILSON JOHN A                       |  |  |  | 12/19/2012 | QS | 1,525,000  | (199068)     |                 |  |  |  |
|  |  |  |  | 04/10/1978 | A  | 99         | (73678)      |                 |  |  |  |

| CLASS   | CLASS%     | DESCRIPTION   |              |           | BN ID      | BN  | CARD   |     |
|---------|------------|---------------|--------------|-----------|------------|-----|--------|-----|
| 1010    | 100        | SINGLE FAMILY |              |           |            | 1   | 1 of 1 |     |
| PMT NO  | PMT DT     | TY            | DESC         | AMOUNT    | INSP       | BY  | 1st    | %   |
| 16-213  | 04/11/2016 | 3             | Renovations  | 10,000    | 07/20/2018 | NF  | 100    | 100 |
| 15-805  | 12/08/2015 | 1             | New Construc | 3,750,000 | 02/06/2019 | TCK | 100    | 100 |
| 15-550  | 09/17/2015 | 5             | Demolitions  | 11,500    |            |     | 100    | 100 |
| SS14-24 | 01/01/2013 | 20            | Splits/Land  |           |            |     | 100    | 100 |

LAND

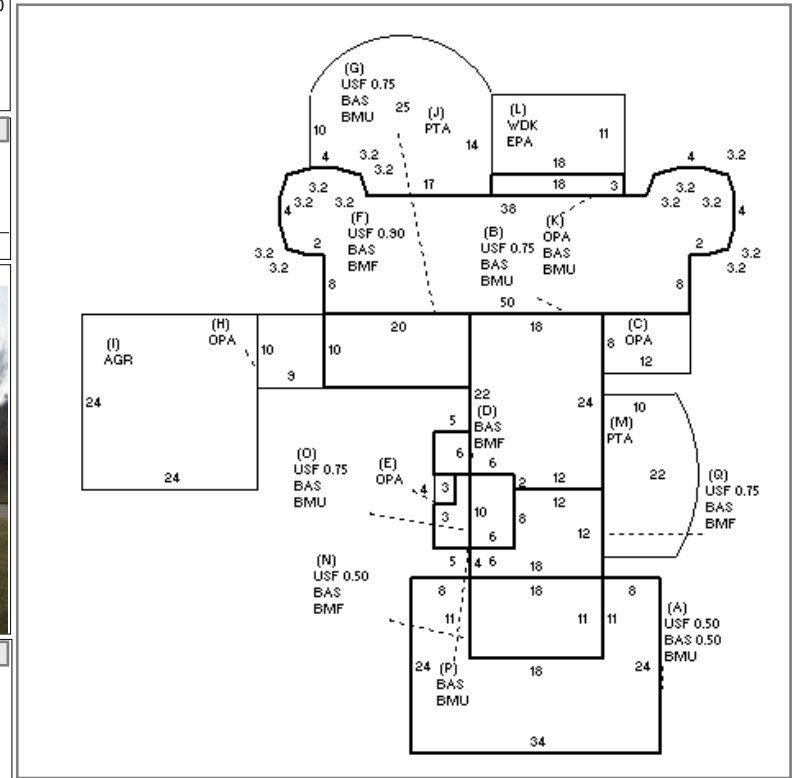
| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE  | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|-----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000   | NC   | 1.00 | 100  | 1,649,250 | 1.00 | 100  | 1.00 | OV2 | 4.50       | 1,514,460 |
| 300 | A | 0.784    | NC   | 1.00 | 100  | 86,400    | 1.00 | 100  | 1.00 | OV2 | 4.50       | 67,740    |

| TOTAL        | 1.702 Acres   | ZONING  | R40           | FRNT      | 0         | ASSESSED         | CURRENT          | PREVIOUS  |
|--------------|---------------|---------|---------------|-----------|-----------|------------------|------------------|-----------|
| Nbhd         | NORTH CHATHAM | N O T E | Slope/low     |           |           | LAND             | 1,582,200        | 1,318,400 |
| Inf1         | 100           |         | LAND BUILDING | 5,484,600 | 4,896,200 |                  |                  |           |
| Inf2         | 100           |         | OTHER         | 0         | 0         |                  |                  |           |
| <b>TOTAL</b> |               |         |               |           |           | <b>7,066,800</b> | <b>6,214,600</b> |           |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BLDG COMMENTS   |
|-----------------|
| BMF=4RMS,.5BATH |



DETACHED

| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/27/2016 | WFF |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/27/2016 | EST |
| STYLE    | 19 | 1.30 | NEW STYLE [100%]  | REVIEW  | 8/13/2019 | APK |
| QUALITY  | E  | 3.50 | EXCELLENT [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BUILDING

| YEAR BLT   | 2015    | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN       | TOTAL RCN      | 5,654,229   |
|------------|---------|------------|-------|--------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|-----------|----------------|-------------|
| NET AREA   | 4,360   | DETAIL ADJ | 1.339 | FOUNDATION   | 4  | FLR & WALL    | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,390 |      | 237.02    | 329,462   |                |             |
| \$NLA(RCN) | \$1,297 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE  | 1.00 | + | BAS | L | BAS AREA        | 2,445 | 2015 | 1,037.74  | 2,537,273 |                |             |
|            |         |            |       | ROOF SHAPE   | 1  | GABLE         | 1.00 | + | USF | L | UP-STRY FIN     | 1,915 | 2015 | 880.56    | 1,686,265 |                |             |
|            |         |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 | + | OPA | N | OPEN PORCH      | 252   |      | 266.35    | 67,120    |                |             |
|            |         |            |       | FLOOR COVER  | 1  | HARDWOOD      | 1.00 | + | BMF | N | BSMT FINISH-SEP | 1,364 |      | 380.10    | 518,455   |                |             |
|            |         |            |       | INT. FINISH  | 2  | DRYWALL       | 1.00 | I | AGR | N | ATTACHED GARAGE | 576   |      | 270.09    | 155,572   |                |             |
|            |         |            |       | HEATING/COOL | 9  | WARM/COOL AIR | 1.03 | + | PTA | N | PATIO/STOOP     | 731   |      | 62.65     | 45,798    |                |             |
|            |         |            |       | FUEL SOURCE  | 2  | GAS           | 1.00 | L | EPA | N | ENCL PORCH      | 198   |      | 467.96    | 92,656    |                |             |
|            |         |            |       |              |    |               |      | L | WDK | N | WOOD DECK       | 198   |      | 204.40    | 40,471    |                |             |
|            |         |            |       |              |    |               |      |   | F23 | O | FPL 2ST 3OP     | 1     |      | 78,512.00 | 78,512    |                |             |
|            |         |            |       |              |    |               |      |   | GEN | O | GENERATOR       | 1     |      | 0.00      |           |                |             |
|            |         |            |       |              |    |               |      |   | ODS | O | OUT DOOR SHWR-A | 1     |      | 5,169.50  | 5,170     |                |             |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | CONDITION ELEM | CD          |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | EXTERIOR       | G           |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | INTERIOR       | G           |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | KITCHEN        | A           |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | BATHS          | A           |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | HEAT           | A           |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | ELECT          | A           |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | EFF.YR/AGE     | 2019 / 3    |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | COND           | 3 3 %       |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | FUNC           | 0           |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | ECON           | 0           |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | DEPR           | 3 % GD 97   |
|            |         |            |       |              |    |               |      |   |     |   |                 |       |      |           |           | RCNLD          | \$5,484,600 |